IN REI PETITION FOR MONING VARIANCE \* E/S Oakland Rd, 2600 ft. (+/-) CONTING COMMISSIONER R of Deerpark Road [5]? Oakland Road • OF BALTIMORE COUNTY and Floction District and conneilmanie \* Case No. 92-194-A Robert L. Wilhelm, dr.

pat it coner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein seeks a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 24 ft. high accessory building (darage), in lieu of the required 15 ft., as more parfigularity shown on Petitioner's Exhibit No. 1, the plat to accompany the petition.

The Fetitioner/property owner, Robert L. Wilhelm, Jr., appeared and testified at the hearing. Also appearing in support of the Petition was the Petitioner's wife, Pam Nicholson, and two adjoining property owners, Richard W. Petry and Anthony Totis. There were no Protestants present.

The Petitioner testified that the garage's location on the lot was based upon a number of site constraints. These include the hilly terrain of the property and the location of the existing septic field. The garage is built into a slope which rises toward the back of the property. This makes the garage appear shorter than its actual height. Also, the garage is located at least 25 ft. from the septic field which services the dwelling on this lot.

The Petitioner testified that the garage was needed to provide additional storage and work area for his hobby of collecting and restoring antique cars. He indicated that the garage would be consistent with other

PETITION FOR RESIDENTIAL VARIANCE

the description and plot attached hereto and made a part hereof, petition for a Variance from Seatkon

of the Zoning Requisitions of Baltimore County, to the Zoning Law of Baltimore County, for the following respirat (indicate hardship or practical difficulty)

I, or we, agree to pay expanses of the above Variouse posting and, if necessary, advertising, upon filling

of this potition, and further agree to and are to be bound by the zening regulations and restrictions of

The undersigned, legal owner(s) of the property estuate in Baltimore County

400.1 to permit a 24' high accessory building in lieu of the required 15'.

Property is to be advertised and/or posted as prescribed by Zoning Regulations

Paltimore County adopted pursuant to the Zoning Law for Baltimore County.

30 THE SUMMES COMMISSIONER OF BALTIMORE COUNTY:

SEE ATTACHED

Territ on Private Dann)

buildings in the area and, in fact, submitted numerous photos which show other garage/barns in this locale. This vicinity is located within a rural area of Baltimore County and, indeed, the photographs show that there are numerous sizeable out buildings.

As noted above, two neighbors appeared in support of the Petition. They share the Petitioner's opinion that this is a rural area and that the proposed garage is similar to other outbuildings in this locale. The Petitioner also submitted a letter signed by numerous residents in support of the Petition.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App.

It is clear from the testimony that if the variances are granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

AFFIDAVIT

The undersigned hereby affirms under the panelties of perjury to the Zoning Commissioner of

That Mfiant(s) acknowledge(s) that if protest is filed, Mfiant(s) will be re-

paralties of perjury, that I/we are the legal owner(s) of the property which is the subject of

this Petition. Legal Owner(s):

I/Us do solemnly declars and affirm, under the

92-194-5

time, usiness and phone number of legal cones, continue purchaser or representative to be contented.

and the posted on the property on or before the \_\_\_\_\_ day of \_\_\_\_\_\_

PORTUGE CONTRIBUTION OF COLUMNIC RESERVED.

TO 10 FORMER COMMEND by the Appling Complesioner of Cabbineses Country, this \_\_\_\_\_ day of \_\_\_\_\_\_, to\_\_\_\_ that the side Month Reactly, that the property to repeated, and that the public hearing to had bakene the Zoning Comits closer of spain

-2-

IN SUPPORT OF RESIDENVIAL ROWING VARIANCE 92-194. A

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s)

is/ere competent to testify thereto in the event that a public hearing is scheduled in the future with repord thereto.

That the Affiant(s) does/do presently reside at 1512 Oakland Road, Rejateratown, MD 21136

That besed upon personal knowledge, the following are the facts upon which I/we have the request for a Bestdontial Zoning Veriance et the above address: (indicate herdship or practical difficulty)



MPINEY (Printed Name)

POBOUT L. WILHELM JR x 1

the Mflant(s) herein, personally been or sutlefectorily identified to me as such Mflant(s), and made each in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and balief.

as wines up hand and Notarial Scal.

1025 41

MUSICI PRESIDENCE

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore day of Letter 1, 1992 that the Petition for Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 24 ft. high accessory building (garage), in lieu of the required 15 ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

> 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original

2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

-3-

Statement of Hardship or Practical Difficulty

Due to the nature of our property's location (in a rural farm area), it is

consistent with the surrounding area to build outbuildings that are taller than

create an additional storage and work area; our hobby is collecting and restoring

antique cars which requires substantial space. Due to the placement of the well

and septic system, the odd triangular configuration of the lot, and the hilly

outbuilding to replace the space that the loft area provides -- even if there

terrain, there is no other possible location on which to build a separate

were, building a second garage would be impractical and cost-prohibitive.

fifteen feet. Our purpose for having the loft area within the garage is to

-77/11/11/ 8º L LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

SCHEDULE "A"

(14th 88, 1386)

BEGINNING for the second at a stone formerly set for the end of the third line of the Second parcel described in the deed from Lawrence Earl Gore and Anna Edith Gore, his wife, to Mary List and William Michael List, dated July 22, 1949 and recorded among the Land Records of Baltimore County in Liber TBS No. 1760, folio 377 etc. and running thence with the fourth line of the said Second Parcel (1) South 20 degrees West 37.12 feet to an iron pin now set in the south margin of a ditch, thence running by a new line of division, (2)South 9-1/4 degrees West passing over an iron pin set on the north margin of the Oakland Mills Road, 180 feet to intersect the first line of the said Second Parcel, in the hard surface of the said road; thence running with the said line and said road, (3) North 75 degrees East 150 feet (4)North 58 degrees East 115.5 feet; thence leaving the said road and running with the said third line, (5) North 59 degrees West passing over a stone formerly set on the northwest margin of the road, 231 feet to the beginning, containing 0.645 of an acre, more or less. As surveyed June 23, 1958 by J. harry Koller. The improvements thereon being known as No. 1512 Oakland Road.

BEING the same lot of ground which by Deed dated October 3, 1958 and recorded among the Land Records of Baltimore County in Liber No. 3449, folio 111 was granted and conveyed by Mary List and William Michael List unto Henry J. Nagy and Mary A. Nagy, his wife.

BEGINNING for the second in the bed of Oakland Road (formerly known as Oakland Mills Road) at a point in the first line of the second parcel of the land which by Deed dated July 22, 1949 and recorded among the Land Records of Baltimore County in Liber TBS No. 1760, folio 377 was conveyed by Lawrence E. Gore, et al to Mary List, et al, said point being situate 34.91 feet measured along said first line from the beginning thereof, said place of beginning also being the beginning of the land which by Deed dated February 24, 1970 and recorded among the Land Records of Baltimore County in Liber OTG No. 5084, folio 17 was conveyed by William Michael List to Henry J. Nagy and wife, thence leaving said place of beginning and running with and binding on a part of the said first line of the second parcel of the first hereinmentioned deed and running with and binding on the first line of the second hereinmentioned deed and running in and along the bed of said Oakland Road, as now surveyed (1) North 76 degrees 09 minutes 40 seconds East 159.05 feet to a point in the center of said Cakland Road, said point being the end of the said first line of the second hereinmentioned deed and also being at the end of the second or South 9-1/4 degrees West 188 foot line of the land which by deed dated October 3, 1958 and recorded among the Land Records of Baltimore County in Liber GLB No. 3449, folio 111 was conveyed by Mary List, et al to Henry J. Nagy and wife, thence leaving the center of said Oakland Road and running with and binding on the second line of the second hereinmentioned deed and running reversely with and binding on said second line of the third hereinmentioned deed, as now surveyed (2) North 11 degrees 46 minutes 03 seconds East passing over a stone heretofore set at the distance of 21.46 feet, in all 184.26 feet to the end of the said second line of the second hereinmentioned deed, said point also being at the beginning of said second line of the third hereinmentioned deed and also at the beginning of the first parcel of said first hereinmentioned deed and also at the beginning of the fifth line of the said second parcel of said first hereinmentioned deed, thence running for a line of division through said second parcel of the first hereinmentioned deed of which the parcel now being described is a part and also running with and binding on the third line of the second hereinmentioned deed (said line being erroneously called in the second hereinmentioned deed as on the first line of the first parcel and the fifth line of the second parcel of the first hereinmentioned deed), as now surveyed (3) South 41 degrees 19 minutes 00 seconds West passing over a pipe heretofore set at the distance of 175.00 feet in all 290.82 feet to the place of beginning. Containing 0.303 acres of land, more or less, as now surveyed by Evans, Hagan & Holdefer, Inc.

BEING Confirmatory Deed dated November 29, 1971 and recorded among the Land Records of Baltimore County in Liber No. 5233, folio 994 between J. Temple Smith, Personal Representative of teh Estate of William Hugh Michael List (also known as William Michael List) and Henry J. Nagy and Mary A. Nagy, his

Zoning Communication Office of Planning and Zonning

4

February 4, 1992

Enclosed please find the decision rendered in the above captioned

be advised that any party may file an appeal within thirty (30) days of the

additional information concerning filing an appeal, please feel free to

In the event the decision rendered is unfavorable to any party, please

Very truly yours,

1/1/11/ / -0

Zoning Commissioner

áwrence E. Schmidt

case. The Petition for Zoning Variance has been granted, in accordance

date of the Order to the County Board of Appeals. If you require

Suite 113 Courthouse

400 Washington Avenue

Mr. Robert L. Wilhelm, Jr.

with the attached Order.

Reisterstown, Maryland 21136

RE: Case No. 92-194-A

contact our Appeals Clerk at 887-3391.

Petition for Zoning Variance

1512 Oakland Road

Dear Mr. Wilhelm:

LES:mmn

Towson, MD 21204

CERTIFICATE OF POSTING ZOHING DEPARTMENT OF BALTIMORE COUNTY

	Date of Pesting
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our filest to the	4 d. R.S. 2000 5/ Dur Port R.
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CERTIFICATE OF POSTING

7 /		Date of Posting
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	Signature	
Rumber of Signe:		

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

JAN 08 1992.

111 West Chesapeake Avenue

Towson, MD 2120+

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118. Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-194-A S/S Oakland Road, 2600'(+/-) s of Deer Park Road 1512 Oakland Road ord Election District - 2nd Councilmanic Petitioner(s): Robert L. Wilhelm, Jr. HEARING: MONDAY, FEBRUARY 3, 1992 at 9:00 a.m.

Variance to permit a 24 ft. high accessory building in lieu of the required 15 ft.

Zoning Commissioner of Baltimore County cc: Robert L. Wilhelm, Jr. CERTIFICATE OF PUBLICATION

\_\_\_\_

The Zering Commissioner of Baltimore County, by authority of the Zering Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 116, Baltimore County Counthouse, 400 Washington Avenue, Towson, Maryland21204 as follows: Case Number: 92-194-A E/S Cultiand Road, 2800' (+/-) S of Deer Park Road 1512 Cultiand Road 3rd Election District 2nd Councilmanic Puttioner(s): Robert L. Wilhelm, Jr. Hearing Date: Monday Feb. 3, 1982 at 9:00 a.m.

Vertenes: to permit a 24 ft. high accessory building in lieu of the required 15 ft.

NOTICE OF HEATERS

The Zoning Commissioner of Baltimore County, by suthority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Bellimore County Courthouse, 400 Washington Avenue, Towson, Maryland21204 as fol-

Case Number: 92-194-A E/S Outland Flood, 2800' (+/-) S of Deer Park Road 1512 Caldend Flood 3rd Election District 2nd Councilmanic Puttioner(s): Flobert L. Wilhelm, Jr. Hearing Date: Monday Feb. 3, 1982 at 9:00 a.m.

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on

Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD., \_\_\_\_\_

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_ successive 

THE JEFFERSONIAN,

\$ 65.64

Baltimore County Government
Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

887-3353

November 22, 1991

Mr. Robert L. Wilhelm, Jr. 1512 Oakland Road Reisterstown, MD 21136

> RE: Item No. 212, Case No. 92-194-A Petitioner: Robert L. Wilhelm Petition for Residential Variance

Dear Mr. Wilhelm:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Commisioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

H9200212 10/28/91

PUBLIC HEARING FEES \$35.00 010 -ZONING VARIANCE (IRL) 080 -POSTING SIGNS / ADVERTISING 1 X Please Maky Checks Payable Top Baltimore County

LAST NAME OF OWNER: WILHELM

Baltimore County

Zoning Commissione County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

ge place

60.00 D4AD4#DD46NICHRC

BA CO09:20AM10-28-91

Zoning Commisioner County Office Building 111 West Chesapeake Avenue Fowson, Maryland 21204

receip?

Number

Account: R 001-6150

Please Make Checks Payable To: Baitimore County ( 3 17)

Cashier Validation

Zoning Plans Advisory Committe Coments Date: November 22, 1991

Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the peition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or imcompleteness.

Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

JED:jw Enclosures Zoning Plans Advisory Committee

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

Robert L. Wilhelm, Jr. 1512 Oakland Road

Reisterstown, Maryland 21136

DATE: 1/21/92

CASE NUMBER: 92-194-A E/S Oakland Road, 2600'(+/-) S of Deer Park Road 1512 Oakland Road 3rd Election District - 2nd Councilmenic Petitioner(s): Robert L. Wilhelm, Jr.

Dear Petitioner(s):

Please be advised that \$ \( \frac{\frac{1}{0}}{0} \). \( \frac{1}{4} \) is due for advertising and posting of the above captioned

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE

Please forward your check via return smil to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towner, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this watter is suggested.

ARMOLD JABLON DIRECTOR

111 West Chesapeake Avenue

Towson, MD 21204

Baltimore County Government
Office of Zoning Administration and Development Management Office of Planning & Zoning

887-3353

Your petition has been received and accepted for filing this

25th day of October, 1991.

Petitioner: Robert L. Wilhelm Petitioner's Attorney:

2455-92 BALT ORE COUNTY, MARY ND 11/13/91 DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

November 12, 1991

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director Zoning Administration and Development Management

DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #212, Zoning Advisory Committee Meeting of November 12, 1991, Mr. Robert L. Wilhelm, Jr., E/S Oakland Road, 2600' (+/-) S of Deer Park Road (#1512 Oakland Road), D-3, Private Water and Sewer

COMMENTS ARE AS FOLLOWS:

Any permanent building structure must be a minimum of 20 feet from any part of the septic system.

212ZNG/GWRM

SSF:rmp

BALTIMORE COUNTY, MARYLAND INTEROFFICE COLRESPONDENCE

TO: Arnold Jablon, Director DATE: November 13, 1991 Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E. Zoning Advisory Committee Meeting

for November 12, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 210, 212, 213, 214, 219, 220, and 221.

For Items 215, 217 and 218, the previous County Review Group Meeting comments remain applicable to these properties.

Robert D. Bowl ROBERT W. BOWLING, P.E., Chief Developers Engineering Division

RWB:s

92-194-A 12/9/91 (ADYIN.

> BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

DATE: November 27, 1991 Arnold Jablon, Director Zoning Administration and

Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Wilhelm Property, Item No. 212

Development Management

In reference to the Petitioner's request, staff offers the following comments.

Should the petitioner's request be granted, staff recommends the following conditions be attached:

°A restriction should be placed in the order of prohibiting any living quarters, kitchen or bathroom facilities in the garage.

All repair work should be conducted within the garage, and all such work shall be restricted to vehicles owned by the occupant.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/rdn ITEM212/TXTROZ



700 East Joppa Road Suite 901

Towson, MD 21204-5500

(301) 887 4500

NOVEMBER 26, 1991

Fire Department

Arnold Jablon Director Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204

RE: Property Owner: ROBERT L. WILHELM, JR.

92-194- # 12-9 Baltimore County Government

#1512 OAKLAND ROAD Location:

212 Zoning Agenda: NOVEMBER 12, 1991 Item No.:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

Planning Group Fire Prevention Bureau Special Inspection Division

JP/KEK

**Baltimore County Government** Office of Zoning Administration and Development Management Office of Planning & Zoning

887-3353

111 West Chesapeake Avenue Towson, MD 21204

Robert L. Wilhelm, Jr.

1512 Oakland Road Reisterstown, Maryland 21136

1512 Oakland Road 3rd Election District - 2nd Councilmenic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before November 24, 1991. The closing date is December 9, 1991. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) damy the requested relief, or (c) damend that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether dome to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in two local newspapers. Charges related to the reposting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Zoning Commissioner, Baltimore County

PETITIONER(S) SIGN-IN SHEET PLEASE PRINT CLEARLY 1512 Oakland Rd Michelson Reisterstown MD01136 1524 OAKlans 20 21136 1407 Oahland Rd. 21136 Re: Case Number 97-194-A

Residents of Oakland Road Reisterstown, Maryland 21136

Zoning Commissioner Baltimore County Office of Zoning Administration 111 West Chesapeake Avenue Towson, Maryland 21204

Dear Mr. Commissioner:

January 27, 1992

We are writing on behalf of our neighbors, Robert Wilhelm and Pamela Nicholson, who reside at 1512 Oakland Road. They have constructed a garage behind their home which is attractive in appearance and conforms in design and size to other structures in the area. We have no objection to the garage and feel that it does not adversely affect our property value or the general appearance of the neighborhood.

Sincerely,

1633 OAK and Rd Rusters town, Ad 21136 1630 alland Rd

Elugbeth Bowers 1418 Oabland Rá Reesterstown, 77 21136

Vance Summerhill 1403 Oakland Rd jusar Jox Respussion, ned 21136 Resteston Mi 21136

under the laws of the State of California EIGHTY-SEVEN THOUSAND PIFTY AND NO/100 per centum ( 10.00 %) with interest from date at the rate of TEN per annum on the unpaid balance until paid, for which amount the said party has signed and delivered a certain promissory note bearing even date herewith and payable in monthly installments of SEVEN HUNDRED SIXTY-THREE AND 93/100 Dollars (\$ 763.93 ).

19 87 , and on the first day of each month thereafter commencing on the first day of the suggest that the final payment of principal and interest, if not sooner paid, shall until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall commencing on the first day of August be due and payable on the first day of July, 2017 AND WHEREAS, the party of the first part desires to secure the prompt payment of said debt, and interest thereon, when and as the same shall become due and payable, and all costs and expenses incurred in respect thereto, including reawhen any as the same shan become one and payable, and an costs and expenses incurred in respect thereto, including reasonable counsel fees incurred or paid by the said party of the second part or substituted Trustee, or by any person hereby secured, on account of any litigation at law or in equity which may arise in respect to this trust or the property hereinafter mentioned, and of all money which may be advanced as provided herein, with interest on all such costs and advances from NOW, THEREFORE, THIS INDENTURE WITNESSETH, that the party of the first part, in consideration of the premises, and of one dollar, lawful money of the United States of America, to in hand paid by the party of the second part, the THE PARTY (PARTIES) OF THE FIRST PART in hand paid by the party of the second part, the receipt of which, before the sealing and delivery of these presents, is hereby acknowledged, has granted and conveyed, and does hereby grant and convey unto the party of the second part, as Trustee, its successors and assigns, the following-described land and premises, situated in the County of Baltimore and State of Maryland, known and distinguished as 1512 OAKLAND BOAD the date thereof.

NOW, THEREFORE, THIS INDENTURE WITNESSETH, that the party of the first part, in consideration of the FOR LEGAL DESCRIPTION, SEE SCHEDULE "A", ATTACRED HERETO AND MADE A PART HEREOF. BEING the same lot of ground which by Deed of even date herewith and intended to be recorded among the Land Records of Baltimore County immediately prior hereto be recorded among the Land Records of Baltimute (formerly Mary Magy) unto Robert was granted and conveyed by Mary Magy Dunn (formerly Mary Magy) unto Robert Sallibels Jr., the Borrower herain.

Sallibels Jr., the Borrower herain. recommendation with all the improvements in anywise appertaining, and all the estate, right, title, interest and claim, either at law, or in equity, or otherwise however, of the perties of the first part, of, in, to or out of the said land and premises; and all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto, the following described household appliances, which are, and shall be deemed to be fixtures and a part of the realty, and are a portion of the security for the indebtedness herein mentioned: together with all the improvements in anywise appertaining, and all the estate, right, title, interest, and claim, either at law or in equity, or otherwise however, of the party of the first part, of, in, to, or out of the said land and premises.

By the execution of this instrument, Mortgagors, Grantors or parties of the first part (whichever applies) certify and by the execution of this institution, mortgagors, transces of parties of the first part (whichever applies) certary and acknowledge that prior thereto they have received both a fully executed agreement as to the contractural rate of interest and acknowledge that prior thereto they have received both a runy executed agreement as to the contractural rate of interest and a loan disclosure statement in connection with the actual sum of money advanced at the closing transaction by the secured party both as required by Md. [Com. Law] Code Ann. Title 12. TO HAVE AND TO HOLD the said property and improvements unto the party of the second part, its successors and IN AND UPON THE TRUSTS, NEVERTHELESS, hereinafter declared; that is to say: IN TRUST to permit said party of the first part, or assigns, to use and occupy the said described land and premises, and the rents, issues, and profits thereof, sole use and benefit, until default be made in the to take, have, and apply to and for payment of any manner of indebtedness hereby secured or in the performance of any of the covenants as hereinafter AND upon the full payment of all of said note and the interest thereon, and all moneys advanced or expended as herein provided, and all other proper costs, charges, commissions, half-commissions, and expenses, at any time before the sale hereinafter provided for to release and reconvey the said described premises unto the said party of the first part or assigns, at cost. Prior to the execution and delivery of any partial or complete release, each trustee shall be entitled to charge and receive a fee of \$5.00, plus 50 cents for Notary's fee, for each release. The right to charge and receive said fee shall be limited to two Trustees. STATE OF MARYLAND HUD-92127M (8-82) (24 CFR 203.17(a) et el.) Previous Edition Obsolete

THIS DEED, made this ROBERT L. WILHELM, JR. LEONARD WHITECAR party of the first part and

Trom is used in connection will do of trust insured under the one- to four-family provisions of the National Housing Act. as hereinafter set forth, party of the second part:

WHEREAS, the party of the first part is justly indebted unto COLDWELL BANKER RESIDENTIAL MORTGAGE SERVICES, INC., a California Corporation, 28 Executive Park, Suite 200, P.O. , a corporation organized and existing Box 19604, Irvine, California 92713 , in the principal sum of Dollars (\$ 87,050.00

, 1987 , by and between









